

Exhibit 2

DEED OF BARGAIN AND SALE

THIS DEED, made this 31st day of March, 1999, by and between **Joseph J. SOLTAS, Jr. and Jacqueline R. SOLTAS**, husband and wife, parties of the first part, Grantors; and **Alex R. FARR and Fathieh FARR**, husband and wife, parties of the second part, Grantee.

(A.F.) (F.F.)

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash, in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part does hereby grant, bargain, sell and convey, with **GENERAL WARRANTY OF TITLE**, unto the said parties of the second part, **AS TENANTS BY THE ENTIRETY WITH THE FULL COMMON LAW RIGHT OF SURVIVORSHIP**, that certain lot or parcel of land, together with improvements and appurtenances thereunto belonging, lying and being in the City of Falls Church, Virginia, and being more particularly described as follows:

See attached Exhibit "A"

Legal Description

AND BEING the same property conveyed to the Grantor herein by Deed recorded in Deed Book 3950 at Page 285, among the aforesaid land records.

This conveyance is made subject to the restrictions, conditions, rights of way, agreements and declarations contained in the instruments forming the chain of title to this property.

The grantors covenant that they have the right to convey the aforesaid property to the grantees; that the grantees shall have quiet possession thereof; that the said grantors have done no act to encumber said land and that he will execute such further assurances of the land as may be requisite and necessary.

(SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE)

52-309-119

EXHIBIT "A"

LEGAL DESCRIPTION


BEGINNING AT A PIPE ON THE SOUTHWEST SIDE OF BROAD STREET, THE SAID PIPE BEING N. 50 DEGREES 30' W. 51.4 FEET FROM THE CORNER OF BEANS; THENCE DEPARTING FROM THE STREET AND RUNNING THROUGH THE TRACT, S. 46 DEGREES 36' 30" W. 200 FEET TO A PIPE; THENCE N 50 DEGREES 30' W. 35.27 FEET TO A PIPE; THENCE N. 46 DEGREES 36' 30" E. 200 FEET TO A PIPE ON THE SAID SIDE OF BROAD STREET; THENCE WITH THE SIDE OF THE STREET, S. 50 DEGREES 30' E. 35.27 FEET TO THE BEGINNING, CONTAINING 7,000 SQUARE FEET.

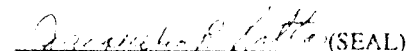
TOGETHER WITH THE RIGHT TO USE AS MUCH OF THE RIGHT OF WAY ALONG THE SOUTHEASTWARD SIDE OF SAID TRACT AS EXTENDS FROM BROAD STREET ALONG THE PROPERTY HEREIN CONVEYED FOR INGRESS TO AND EGRESS FROM SAID PROPERTY, SAID EASEMENT BEING 25 FEET IN WIDTH RUNNING BACK FROM BROAD STREET TO A DEPTH OF 200 FEET MORE PARTICULARLY SHOWN ON THE PLAT OF GUY N. CHURCH SUBDIVISION RECORDED IN DEED BOOK 1529 AT PAGE 375, THE AFORESAID RIGHT BEING SUBJECT ALSO TO THE EASEMENT RIGHTS OF OTHERS OVER AND ACROSS SAID PARCEL, WHETHER SUCH EASEMENT RIGHTS BE RECORDED OR UNRECORDED.

LESS AND EXCEPT THAT PORTION OF THE PROPERTY AFFECTED BY THE CONDEMNATION SUIT, THE CERTIFICATE OF WHICH IS OF RECORD IN DEED BOOK 3404 AT PAGE 590 AND FINAL ORDER OF WHICH IS OF RECORD IN DEED BOOK 3631 AT PAGE 202, AND AN EASEMENT TO VEPCO WHICH IS OF RECORD IN DEED BOOK 3707 AT PAGE 46.

TOGETHER WITH RIGHT OF WAY AGREEMENT DATED MARCH 22, 1995 AND RECORDED OCTOBER 6, 1995, WHICH DEDICATE AND CONVEY TO THE CITY OF FALLS CHURCH, ITS SUCCESSORS AND/OR ASSIGNS APPROXIMATELY 653 SQUARE FEET OF RIGHT OF WAY RECORDED IN DEED BOOK 2744 AT PAGE 0177, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

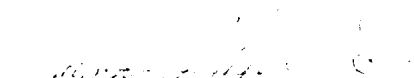
WITNESS the following signature and seal:


Joseph J. Soltas, Jr. (SEAL)


Jacqueline R. Soltas (SEAL)

STATE OF VIRGINIA,
COUNTY OF FAIRFAX, to-wit:

The foregoing instrument was acknowledged before me this 31st day of March, 1999, by Joseph J. Soltas, Jr. and Jacqueline R. Soltas, husband and wife.


Notary Public

My Commission expires: 6/30/01

Consideration: \$ 400,000.00

Grantee's Address: 10707 Great Arbor Drive
Potomac, MD 20854

Property Address: 201 Broad Street, Falls Church VA 22046
Tax Map Reference Number: 52-309-119

97-042265

97 APR -7 A 8:43

DEED OF GIFT

THIS DEED OF GIFT, made this 19 day of Feb, 1997, by and between Henry A. French and Maxine B. French, husband and wife, Grantors, and Henry A. French and Maxine B. French, Trustees, under the terms of a Trust, dated August 26, 1996, and known as the Henry A. French Trust, Grantees

THAT for and in consideration of the mutual love and affection between the parties, Grantors do grant and convey, with SPECIAL WARRANTY OF TITLE unto the said Grantees, the following described property, to-wit:

Lot SEVENTEEN (17) of the Subdivision of VIRGINIA VILLAGE, as the same appears duly dedicated, platted and recorded in Deed Book P-15 at Page 355 of the land records of Fairfax County, Virginia.

AND BEING the same property conveyed to Grantors by Deed dated September 21, 1995 and recorded in Deed Book 2742 at Page 0018 #2 among the aforesaid land records.

This conveyance is made subject to the restrictions and conditions contained in the deeds forming the chain of title to this property.

WITNESS the following signatures and seals:

Henry A. French (SEAL)
Henry A. French

Maxine B. French (SEAL)
Maxine B. French

COMMONWEALTH OF VIRGINIA
COUNTY OF Belmont, to wit:

The foregoing instrument was acknowledged before me this 19th day of February, 1997, by Henry A. French and Maxine B. French.

Paul C. Hunsel
Notary Public

My Commission Expires: January 31, 1998

APR -7 97

RECORDED FAIRFAX CO VA

TESTE

CLERK

Recordation
Tax Exemption: VA Code
Sec. 58.1-811(D)

Grantee's
Address: 1907 Sawyer Place
McLean, VA 22101

Return to: David G. Hoffman, Esq.
7000 Infantry Ridge Road
Suite 101
Manassas, VA 22110

BK 09966 0005